

REALTY MARKET NEWS AND COMMENT

**St. Nicholas Avenue Corner
Apartment Bought by
Realty Company.**

LARGER EAST SIDE PLANT

**INVESTORS Take Flats—Ja-
maica Bay Factory Deal—
Country Business Buil.**

The real estate market experienced yesterday one of the dullest days it has had this season. Inactivity affected every department. A few apartment houses of the moderate priced type were sold during the day, but that was the extent of the trading. Leasing was equally inactive, so was suburban selling and leasing.

RENTALS FORECLOSED HOUSE.

The six-story elevator apartment house at the southwest corner of St. Nicholas avenue and 188th street, fronting 196 feet on each thoroughfare, was purchased yesterday by the Nasco Realty Company, Max Nasco president, through his son, John E. Nasco, 21st and 18th Avenue. George Hanger, the house contains seven stories and thirty-six apartments and was held at \$225,000. It was taken over recently in foreclosure by Louis Albert, Samuel Reiss and Abraham Dorn, the present sellers.

ADS TO 37TH ST. HOLDINGS.

Martin Samuel of the firm of P. W. French & Co., dealers in antiques, who recently purchased the southwest corner of Avenue A and Fifty-seventh street, a site for warehousing, have leased the entire property to the Monahan Express Company.

Hill & Stern have leased the eleventh floor at 22 and 24 West Twenty-sixth street to the Arrow Ware Company and the ninth, 10th and 11th floors to the American Laundry.

The M. Rosenthal Company has leased to L. Lubinovitz space at 43 West Twenty-seventh street.

TAKE BIG APARTMENT.

The 766 and 780 West End Avenue Company has been formed at Albany, with a capital of \$250,000, to acquire the twelve-story houses on the northeast corner of Nineteenth Street and Avenue C, and dwelling at 786 West End avenue, a few doors to the south, bought originally to protect the light and air of the taller structure. The properties are held by Rudolph G. Leeds of Richmond, Ind., who bought them last year from T. J. McLaughlin Sons.

HARLEM FLAT IN TRADE.

EAST 110TH STREET.—In part may be sold the flat in the rear of the south side of 112d street, 125 feet from Fort Washington avenue, the V. R. Building Corporation takes from Sam Lipman 348 and 350 East 119th street, a six story tenement and store unit \$400,000, next First Avenue. The 119th street house has been resold by the V. R. & I. Corporation to Samuel Katzman.

VISSE AVENUE.—Roe Libeert has sold to the Diane Security Company 1862 Avenue, a five story apartment house on plot 58x100, on the west side of Prospect Avenue, 276 feet north of 187th street, for M. O'Rourke to a client.

INVESTOR BUYS BRYKLYN PLAT.

The two modern limestone apartment buildings at 322 and 324 Fifth street, near Eighth avenue, in the Park Slope section, have been sold by the L. L. Waldford Company to an investor.

BUSY JAMAICA BAY PLANT.

The Curtis plant, a waterfront tract of five acres, with 230 feet of bulkhead and a factory of more than 70,000 square feet floor space, on Mill Basin, Jamaica Bay, has been sold by the Losse Realty Corporation to the Paper Working Machines Company of Kent avenue, Brooklyn.

STUDIOS IN OLD BREWERY.

David H. and A. H. Hunt, comprising the H. & H. Hunt Company, are the lessees of the old Finch brewery property at 223 to 227 West Thirty-ninth street, recently leased for twenty years through William A. White & Sons. The five and three story buildings will be remodeled into studios.

REPRESENTED ARMOUR & CO.

The Furrier Company, represented by Armur & Co. in the purchase of the block bounded by Fourteenth and Fifteenth streets, Tenth avenue and Marginal street, from the Chanler estate.

NEW REALTY CORPORATIONS.

The Main Buildings Corporation, Manhattan capital \$100,000, directors, Thomas D. Morris, Lloyd Hughes and M. H. Hartman.

The Lithuanian Peoples Home, Brooklyn capital \$100,000, directors, James A. and Andrew K. Aronian, Zembla, and two others.

The Hotel Owners' Committee, Brooklyn, directors, Elizabeth Erlman, Alfred Erlman and John O. Malmberg.

The Six West 23rd Street Corporation, Manhattan capital \$100,000, directors, E. Walter Becker, Cornelius J. Hicks and Edward S. Sperling.

Stark & Son Beauty Holding Company, Manhattan, capital \$100,000, directors, Herbert J. Stark and John S. Stark.

The South Avenue Company, Manhattan, capital \$100,000, directors, Eric J. Kennedy, Kenneth C. Newman and Peter W. Hanson.

Summers 786 and 780 West End Avenue, New York, capital \$100,000, directors, Alan E. Moore, George F. Schett and F. E. Butcher.

The Purchase and Sales Corporation, Manhattan, capital \$100,000, directors, Frederick P. Hie Jr., Rose Ricci and Louis E. Brodsky.

The Jewelry Holding Company, Manhattan, capital \$100,000, directors, Max Uhlmann, Alphonse Weisner and Harry Weinbaum.

The Paraffine Manufacturing Corporation, Brooklyn, capital \$10,000, directors, John J. Deane and Frank E. Stevens.

Stern & Son Beauty Holding Company, Manhattan, capital \$100,000, directors, Herbert J. Stern and John S. Stern.

The South Avenue Company, Manhattan, capital \$100,000, directors, Eric J. Kennedy, Kenneth C. Newman and Peter W. Hanson.

The Sunbeam Manufacturing Company, Brooklyn, capital \$100,000, directors, John J. Deane and Frank E. Stevens.

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HILLINERS ON FIFTH AVENUE.

Lower Floor in Gersten Building— Businessmen Rent Downtown.

Prefect Fox & Co. have leased in the Gersten Building, at the southwest corner of Fifth avenue and Thirty-sixth street, the entire seventh floor to the Empire Novelty Company, wholesale milliners, now at Broadway and Waverly place where they have been for many years.

James M. Cooper has leased the third floor at 1416 Broadway to the New York School of Chiropractic.

The Charles F. Noves Company has leased the third floor at 27 and 29 Pine street to R. C. Margaroli & Co. for three years at an aggregate rental of about \$10,000.

William A. White & Sons have leased the store, basement and second floor at 16 Stone street to Robert Krause and August Hotschmid for restaurant purposes.

Henry Hof has leased for William H. Hirschfelder store at 756 Second Avenue to the Sheffield Farms Store.

The M. Rosenthal Company has leased for E. Sharpen in Blumenshain & Balmer the second loft at 181 and 125 West Twenty-fifth street.

Charles J. Lemkin have leased space at Burton Lyons at 201 Broadway to the Toilet Specialties Company at 126 Fifth avenue to the Neatly Maid Manufacturing Company at 211 to 219 Fourth avenue to Horne Borden, in the Park Row Building to Wallace W. Wilson, Steven and the E. F. Stevens Company.

Georges L. Elliman & Co. have leased 9 West Fifteenth street, between Fifth and Sixth avenues, for Mrs. Marie Winthrop Kellogg to Miss Julia W. C. Carroll, gowns, now at 582 Fifth Street for a long term of years. After extensive alterations by Mrs. Carroll, this removal by an important Fifth avenue merchant to Fifteenth street again marks the remarkable development of the side streets for business purposes of the highest grade.

The Jones F. Peeler Company has leased 101 West 57th street, a six story building, 101 and 103 West Twenty-fourth street to the Monahan Express Company.

Hill & Stern have leased the eleventh floor at 22 and 24 West Twenty-sixth street to the Arrow Ware Company and the ninth, 10th and 11th floors to the American Laundry.

The M. Rosenthal Company has leased to L. Lubinovitz space at 43 West Twenty-seventh street.

TENANTS FOR APARTMENTS.

Pease & Elliman have leased an apartment in the new building at 125 East Ninety-second street to Mrs. Frank L. Prentiss and an apartment in 355 Park Avenue to the Arden Ware Company.

Goodwin & Goodwin have rented apartments at 620 West 122d street to Charles F. Hurd, Jr. at 488 St. Nicholas Avenue to Thomas Stewart at 365 West 14th street to W. Barrymore at 366 West 14th street to Henry W. McCloskey and Phillips of Godsen, N. Y. George M. Connel, H. M. Goetz, Henry C. Strinzel and Robert Flaherty.

Morris Davis and Day stated after-

"The real estate market has greatly improved since the sale. It seems to think what it means to sell all of these lots in this market, having to contend with the great difficulty given to the Liberty Loan, the conservation and the war news, the fact that over 1,400 lots could be floated again. These conditions could be repeated again if the stability of the real estate market. We are entirely satisfied and feel that we carried out our representations to the buyers, to the sellers and to the public, and otherwise made good to everybody concerned."

NEW LARCHMONT HOUSE SOLD.

For Price of \$100,000.

The Larchmont Gardens Company has sold to W. E. Morton the new house on Brooks Drive, Larchmont, for \$100,000.

By E. J. H. consisting of a large Colonial style house with about twenty-one acres of land to E. J. Heppenheimer, lawyer member of the Civil Court of Appeals of New Jersey.

The Robert E. Farley Organization has leased a house on Alexander Avenue, in the Hill Park section of White Plains to H. M. Ryan, Jr. of the New York American.

Worrell & Marvin have rented a house on Pondfield road, Bronxville, to Bernard Lefort, also for Edward Fisher his house in Lawrence Park, Bronxville, to J. C. Strahan, furnished for the summer.

SATIFIED MORTGAGES.

The Rev. F. P. Jesuit, pastor of the Church of Our Saviour, has filed plans for altering the dwelling on the west side of Washington Avenue, 226 feet south of 184th street, into a rectory. Leonard J. Stanford, architect, estimates the cost at \$1,000.

NOT CRYSTAL'S COMPANY.

The Fabian Company, which won the contract to build the new plant for the Crystal Glass Company, the non-payment of taxes, is not in any way connected with the Fabian Construction Company, of which he is president.

ASSIGNMENTS OF MORTGAGES.

Mathewson, Lewis & Co. have assigned to L. Elliman, Wallace, Mathewson & Co., Inc., 100 West 42d Street, New York, the property for the non-payment of taxes, is not in any way connected with the Fabian Construction Company, of which he is president.

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